

**TRANSFER
TAX
PAID**

WARRANTY DEED
Statutory Short Form

011800

We, **ROBERT J. BOLDUC, SR.**, and **JULIA L. BOLDUC** of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to **LEROY C. HATCH** of Fairfield, County of Somerset and State of Maine, and whose mailing address is 159 Ridge Road, Fairfield, Maine 04937, with Warranty Covenants, the land in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows; to wit:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Being lots numbered forty-nine (49) and fifty (50) according to a Plan of Lots at Cool Street, home sites formerly belonging to Lucius H. Chase, said plan being made by Ernest W. Branch, surveyor, dated July 2, 1923, and recorded in the Kennebec County Registry of Deeds in Plan Book 8, Pages 76 and 77.

Said lots taken together measure about eighty-five (85) feet on Moody Street; said lots taken together contain about twelve thousand four hundred twenty-six (12,426) square feet according to said plan.

This conveyance is made subject to the following restrictions:

No house or other building to be erected on said lots to cost less than fifteen hundred and 00/100 dollars (\$1,500.00), except that after such house or other building has been erected such outbuildings as may be suitable and appurtenant may then be erected.

All buildings must be set back at least fifteen (15) feet from the street line. Also subject to the easement for drainage as shown on said plan and another recorded in the Kennebec County Registry of Deeds in Book 919, Page 490. Grantors do not hold themselves liable for the enforcement of these restrictions.

Being the same premises conveyed to Robert J. Bolduc and Julia Bolduc by Warranty Deed from Harold F. Smith and Ruth L. Smith dated March 21, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3319, Page 299.

WITNESS our hands and seals this 15th day of May, 1998.

38-118
H 4513

Signed, Sealed and Delivered
in the presence of:

38-118

Stephen F. Dubord
Stephen F. Dubord

Robert J. Bolduc, Sr.
Robert J. Bolduc, Sr.

Stephen F. Dubord
Stephen F. Dubord

Julia L. Bolduc
Julia L. Bolduc

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 15, 1998

Then personally appeared the above named **ROBERT J. BOLDUC, SR.**, and **JULIA L. BOLDUC** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Stephen F. Dubord
Notary Public
Print Name _____
My Commission Expires _____

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001



RECEIVED KENNEBEC SS.

98 MAY 21 AM 9:00

ATTEST: Norma Reed Mann
REGISTER OF DEEDS